

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-32214 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 2.28 acres at 1941 "H" Street (APN 139-21-703-003), Ward 5 (Barlow)

C.C.: 02/18/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda – Support Postcards

Motion made by BYRON GOYNES to Approve

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, BYRON GOYNES;
(Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS, KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 46 and 47.

PETER LOWENSTEIN, Planning and Development, stated the proposed rezoning will bring the site into conformance and can be compatible with the surrounding area. He recommended approval of both applications.

ROBERT GURDISON, 9481 Ore Cart Street, appeared on behalf of the applicant and concurred with all conditions.

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WILLIE JACOBS, JR., Pastor, True Love Baptist Church, stated this will be a great improvement to the community; approximately \$20,000 was spent in upgrades. The plan is partner with school district and offer GED classes to improve the lives of the younger generation.

Regarding Item 47, COMMISSIONER GOYNES stated he supports the development of this area, but asked that the building be made to look like more of a permanent structure. He asked if 24-inch box trees could be added so that the church will blend with the older building. MR. GURDISON agreed to the 24-inch box trees and indicated that the modular building is pre-manufactured. There is intense landscaping in front of the modular building and a parapet will be added to screen any mechanical equipment. A colored-band will be added similar to the existing church. He verified for COMMISSIONER GOYNES that cars will travel through the circulation area. A door behind the existing church will link to the modular building with enhanced landscaping, and a handicap access ramp will be available. Cooking will also be done within the facility.

MARGO WHEELER, Director of Planning and Development, indicated that Condition 3 of Item 47 references the 24-inch box trees requirement.

CHAIR TROWBRIDGE commented on his support but suggested the applicant look at some converted modular buildings at the International Church of Las Vegas, which look very permanent. A fantastic job was done in making them compatible with the existing structure. He also suggested obtaining bids with construction companies that sell modular buildings that look aesthetically pleasing.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 46 and 47.